



**CITY OF FAYETTEVILLE
COMPREHENSIVE PLAN**

*Stakeholder Meeting #1
March 7, 2006 7:00 PM*

Summary

ATTENDEES

The following Stakeholders were in attendance at this meeting

Joe Morton	Sarah Murphy	Ryan Duffy
Jerry Whitaker	John Gordon	Brian Cardoza
Ken Steele	Chet Enigenburg	Virginia Gibbs
Nancy Price	Dennis Chase	Robert Jordan
Larry Dell	Alex Thompson	James Crain
Lane Brown	Gary Baumgardner	Eldridge Gunn
Don Easterbrook		

Staff present from ISE included:

Ron Feldner
Ed DiTommaso
Courtney Power

INTRODUCTION

The Mayor opened the meeting by welcoming stakeholders, providing a brief description of the process to date, and leading introduction of the entire stakeholder group. Courtney Power then began the presentation by expanding on the description of the Community Assessment and Participation Plan. Courtney also discussed the proposed process for establishing a vision and introduced the concept of a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats.)

COMMUNITY SURVEY

The City has created a survey to gather citizen input on planning priorities and issues within the City of Fayetteville. Eldridge Gunn provided handouts and made a presentation to the Stakeholder group summarizing the twelve (12) survey results that had been received to date. Eldridge spoke to the group about the tentative conclusions that could be made based on the preliminary results. The City will continue to collect survey results until the development of the Draft Community Agenda is complete.

VISIONING

The Stakeholder Group began a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) of the Character Areas as outlined in the Community Assessment. The results of the analysis were as follows:

City of Fayetteville

The Stakeholders general vision for the City as a whole is as a community with a wealth of existing resources including natural, cultural, historical, and commercial. The City has abundant opportunities to work internally and with regional partners to protect and promote these resources as an amenity for residents and tourists alike.

Strengths	Weaknesses	Opportunities	Threats
Protects natural resources	Not well connected to community	Reduce lot sizes in subdivisions and add greenspace	Public perception as it relates to smaller lot sizes
Provides recreational areas for residents	Not enough acreage of greenspace	Acquire greenspace in environmentally sensitive areas	Poor maintenance
		Maintain greenspace in natural state for passive recreation	Lack of defined responsibilities
		Promote as tourist amenity	
		Need for public education about the benefits	
		Educate developers	
		Work with regional partners	
		Use of greenspace as an educational tool	

Downtown Historic District

The Stakeholder's general vision of the DHD, as defined in the Community Assessment, is as the heart of the community, a unique and defining element of the City. There is great potential for revitalization by improving pedestrian mobility and creating a destination for residents and tourist that includes historic resources, shopping and dining.

Strengths	Weaknesses	Opportunities	Threats
Historic buildings and resources	Public perception of parking	Restoration of historic buildings as commercial establishments	Regional Commercial Development may take away from downtown businesses
Mixed uses	Lack of pedestrian traffic	Downtown shopping / restaurants	Destruction of historic buildings
Sidewalks and street trees	Pedestrian environment (crossing at major roads)	Multi-use trails and sidewalks to connect to nearby neighborhoods	
Minimal front/side setbacks	Lack of viable downtown businesses	Implementation of sidewalk plan	
Neighborhood commercial businesses	Lack of developable space	Inventory of historic preservation, infill and redevelopment opportunities	
Amphitheater		Provide better public utilization/ access to the courthouse	
Main Street Committee and DDA		Create pedestrian traffic by linking courthouse to trail system	
		Use the courthouse as an anchor/community center	
		City "districts" that incorporate appropriate uses as they approach the downtown	
		Downtown trolley / historic tours	

Residential

The Stakeholders' vision for the residential areas of Fayetteville is for safe, attractive, pedestrian friendly neighborhoods that provide a mix of housing opportunities, have a unique and defining neighborhood focal point, and are interconnected through a system of greenspace and multi-use trails.

Strengths	Weaknesses	Opportunities	Threats
Sidewalks and trees	High dependence on automobiles	Create neighborhood focal points, e.g. schools, community centers, neighborhood commercial	Suburban areas become disconnected from downtown
School systems	Lack of connectivity between neighborhoods from a emergency services standpoint	Add traffic calming improvements, e.g. sidewalks, trees	Perception problem with high density development
Offer a variety of housing options		Connections via greenspace, bike paths, etc.	Difficulty in redevelopment/infill development
Diversity of income ranges		Appropriate Infill development	
Safe neighborhoods		Greyfield developments	
Minimal traffic in subdivisions		Higher density development to account for projected regional growth	
		market redevelopment opportunities	

Regional Commercial

The Stakeholder's vision for regional commercial development in Fayetteville is for attractive well planned shopping centers to provide ample shopping opportunities for residents of Fayetteville and surrounding areas and to provide a decent tax base and revenue source for the City.

Strengths	Weaknesses	Opportunities	Threats
Variety of shopping options	Increases traffic		Can lead to strip development
Provides Jobs		Encourage redevelopment of declining/underused shopping centers	Too much commercial
Brings in people/revenue from outside city			Impact of intensive developments on surrounding properties
Increases Tax Base			Perception of "old" versus "new" development
Stringent design standards			Proximity of commercial development to downtown

Mixed Use

The Stakeholder's vision for mixed-use development in the City is for a mix of appropriate residential, office, and commercial uses near the downtown area to provide a live/work/shop environment and a more vital downtown center.

Strengths	Weaknesses	Opportunities	Threats
Creates a more vibrant downtown area		Provides a designation for walking/biking	Lack of understanding / perception by citizens
Increases pedestrian traffic in mixed-use areas		Can reduce some dependence on automobile	Potential for noise/activity for residents
Reduces need for automobile		Will increase pedestrian traffic in mixed use areas	
Historic renovations for mixed uses		Residential upstairs / commercial downstairs in DHD	
Provides a live/work environment		Standards should ensure that uses and design are compatible with surrounding neighborhood	

Medical Cluster

The stakeholders vision for the medical cluster on HWY 54 is for a masterplanned medical center that can provide medical and assisted living services to city and regional residents. Such a center would provide a mix of uses to serve the people working and utilizing the center.

Strengths	Weaknesses	Opportunities	Threats
Provides jobs	Disconnected from rest of city	Commercial development opportunities	Allowing unwanted suburban development
Increases tax base	High traffic along major roads (54)	Provide assisted living and elderly housing	Failure to develop a plan for the undeveloped part of the area
Concentration of medical uses in one area		Mix of land uses	
Brings in people from outside city		Create walkable / pedestrian friendly corridors	
Provide assisted living and elderly housing		Provides for an aging population	
		Create masterplan for park with design standards for development	
		Access and services according to plans	

Industrial

The stakeholder's vision for the limited industrial land that exists within the City is for small, masterplanned parks to accommodate light industrial activities so as to provide jobs and a tax base for the City.

Strengths	Weaknesses	Opportunities	Threats
Provides jobs	Too intensive for residential areas	Promote design guidelines that protect environment and improve aesthetics of industrial sites	Can lead to environmental issues if not monitored
Tax base	General aesthetics of industrial areas	Masterplanning	
Lack of infrastructure to support heavy industrial uses	Lack of infrastructure to support heavy industrial uses	Integration of landscape designs / planning	
		Shift focus from old-industrial to more high-tech	

Community Access Points

The Stakeholders vision for community access points is for attractively landscaped signs at appropriate City access points that communicate a message of welcome and convey information about the City's resources to residents and visitors alike.

Strengths	Weaknesses	Opportunities	Threats
Provides a sense of place		Develop new signage	Lack of maintenance
Encourages tourism		Place landscaped signage at major entrance points	
Shows civic pride		Communicate message about Fayetteville	
		Directional signage for landmarks / historic features	

Greenspace

The Stakeholders vision for greenspace in the community is to identify and preserve tracks of greenspace to preserve natural resources and provide places for passive recreation and environmental education.

Strengths	Weaknesses	Opportunities	Threats
Protects natural resources	Not well connected to community	Reduce lot sizes in subdivisions and add greenspace	Public perception as it relates to smaller lot sizes
Provides recreational areas for residents	Not enough acreage of greenspace	Acquire greenspace in environmentally sensitive areas	Poor maintenance
		Maintain greenspace in natural state for passive recreation	Lack of defined responsibilities
		Promote as tourist amenity	
		Need for public education about the benefits	
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		Use of greenspace as an educational tool	

APPENDIX C

Online Survey Description & Results

Results for: City of Fayetteville Comprehensive Plan Public Opinion Survey

1) Which of the following categories describes your age?

		Percentage	Responses
Under 20		0.0	0
20-34		14.5	23
35-49		56.6	90
50-64		25.2	40
65 and older		3.8	6
Total responses:			159

2) What portion of Fayetteville do you live in?

		Percentage	Responses
North		13.2	21
South		25.8	41
East		6.9	11
West		49.7	79
I do not live in Fayetteville		4.4	7
Total responses:			159

3) How long have you lived in Fayetteville?

		Percentage	Responses
0-5 years		52.9	82
6-10 years		24.5	38
11-15 years		5.2	8
16-29 years		11.6	18
Over 30 years		5.8	9
Total responses:			155

4) Please rate the following characteristics according to how important they were to you when you moved to Fayetteville.

	1 Most Important	2 Important	3 Not Important	Responses	Average Score
Employment/Job	47 (30.52%)	57 (37.01%)	50 (32.47%)	154	2.02 / 3 (67.33%)
The military	9 (5.96%)	14 (9.27%)	128 (84.77%)	151	2.79 / 3 (93.00%)

To be close to family and friends	35 (23.18%)	43 (28.48%)	73 (48.34%)	151	2.25 / 3 (75.00%)
To be located in the Atlanta Metro Region	30 (20.13%)	78 (52.35%)	41 (27.52%)	149	2.07 / 3 (69.00%)
The general aesthetics and attractiveness of the area	92 (59.74%)	58 (37.66%)	4 (2.60%)	154	1.43 / 3 (47.67%)
The variety of retirement living options	9 (6.04%)	19 (12.75%)	121 (81.21%)	149	2.75 / 3 (91.67%)
The quality of health care	34 (22.52%)	81 (53.64%)	36 (23.84%)	151	2.01 / 3 (67.00%)
The quality of schools	116 (74.36%)	21 (13.46%)	19 (12.18%)	156	1.38 / 3 (46.00%)
The cultural activities available here	20 (13.33%)	76 (50.67%)	54 (36.00%)	150	2.23 / 3 (74.33%)
The recreational activities available here	29 (19.46%)	88 (59.06%)	32 (21.48%)	149	2.02 / 3 (67.33%)
The affordability of the area	60 (38.46%)	77 (49.36%)	19 (12.18%)	156	1.74 / 3 (58.00%)
					2.06 / 3 (68.67%)

5) Please rate each of the following characteristics according to how important they were to you when you moved into your current neighborhood.

	1 Most Important	2 Important	3 Least Important	Responses	Average Score
It's close to my job	47 (30.52%)	61 (39.61%)	46 (29.87%)	154	1.99 / 3 (66.33%)
It's close to my family	32 (20.92%)	46 (30.07%)	75 (49.02%)	153	2.28 / 3 (76.00%)
My friends live in this neighborhood	8 (5.33%)	29 (19.33%)	113 (75.33%)	150	2.70 / 3 (90.00%)
I like the convenience of shopping in the neighborhood	26 (17.22%)	71 (47.02%)	54 (35.76%)	151	2.19 / 3 (73.00%)
I like the open spaces/parks	45 (29.80%)	85 (56.29%)	21 (13.91%)	151	1.84 / 3 (61.33%)
I am close to my children's schools	67 (44.08%)	36 (23.68%)	49 (32.24%)	152	1.88 / 3 (62.67%)
The neighborhood is secure	107 (69.93%)	42 (27.45%)	4 (2.61%)	153	1.33 / 3 (44.33%)
The houses are in my price range	94 (60.65%)	50 (32.26%)	11 (7.10%)	155	1.46 / 3 (48.67%)
					1.96 / 3 (65.33%)

6) Do you feel there are adequate employment opportunities in the City of Fayetteville?

	Percentage	Responses
Yes	44.0	70
No	56.0	89
Total responses:		159

7) Are there adequate retail shopping opportunities in the City of Fayetteville?

		Percentage	Responses
Yes		88.7	141
No		11.3	18
Total responses:			159

8) Are there adequate restaurant options in the City of Fayetteville?

		Percentage	Responses
Yes		53.5	85
No		46.5	74
Total responses:			159

9) Would you be in favor of setting aside portions of subdivisions as permanently protected greenspace even if it meant smaller lot sizes?

		Percentage	Responses
Yes		77.1	121
No		22.9	36
Total responses:			157

10) Please rate your level of satisfaction with each of the following.

	1 Very Satisfied	2 Satisfied	3 No Opinion	4 Dissatisfied	5 Very Dissatisfied	Responses	Average Score
Tree protection efforts in your neighborhood	26 (16.46%)	68 (43.04%)	32 (20.25%)	21 (13.29%)	11 (6.96%)	158	2.51 / 5 (50.20%)
Solid waste collection	24 (15.19%)	86 (54.43%)	22 (13.92%)	21 (13.29%)	5 (3.16%)	158	2.35 / 5 (47.00%)
Parks	10 (6.41%)	82 (52.56%)	22 (14.10%)	30 (19.23%)	12 (7.69%)	156	2.69 / 5 (53.80%)
Bike paths and biking trails	6 (3.82%)	41 (26.11%)	31 (19.75%)	57 (36.31%)	22 (14.01%)	157	3.31 / 5 (66.20%)
Sidewalks	25 (15.92%)	61 (38.85%)	12 (7.64%)	40 (25.48%)	19 (12.10%)	157	2.79 / 5 (55.80%)
Drainage Systems	19 (12.18%)	94 (60.26%)	20 (12.82%)	9 (5.77%)	14 (8.97%)	156	2.39 / 5 (47.80%)
Cleanliness of public spaces	29 (18.35%)	85 (53.80%)	17 (10.76%)	20 (12.66%)	7 (4.43%)	158	2.31 / 5 (46.20%)

11) Do you think the City needs more, less or the same amount of the following types of housing?

	1 More	2 Less	3 Same	4 Don't Know/No Opinion	Responses	Average Score
Single-Family Residential	56 (35.22%)	21 (13.21%)	71 (44.65%)	11 (6.92%)	159	2.23 / 4 (55.75%)
Apartments	5 (3.16%)	105 (66.46%)	31 (19.62%)	17 (10.76%)	158	2.38 / 4 (59.50%)
Townhomes/Condominiums	30 (18.99%)	65 (41.14%)	46 (29.11%)	17 (10.76%)	158	2.32 / 4 (58.00%)
Mixed Use Residential	24 (15.29%)	58 (36.94%)	28 (17.83%)	47 (29.94%)	157	2.62 / 4 (65.50%)
						2.39 / 4 (59.75%)

12) Do you feel there is a need for more of the following special housing in the City?

	1 Yes	2 No	3 Don't Know	Responses	Average Score
Housing for young couples/families	56 (35.22%)	70 (44.03%)	33 (20.75%)	159	1.86 / 3 (62.00%)
Housing for low income households	13 (8.18%)	119 (74.84%)	27 (16.98%)	159	2.09 / 3 (69.67%)
Adult housing (55+)	75 (47.17%)	55 (34.59%)	29 (18.24%)	159	1.71 / 3 (57.00%)
Housing for disabled or individuals with special needs	59 (37.11%)	50 (31.45%)	50 (31.45%)	159	1.94 / 3 (64.67%)
					1.90 / 3 (63.33%)

13) Are you satisfied with the layout and architectural design of the following types of new developments?

	1 Yes	2 No	3 Don't Know	Responses	Average Score
Commercial Development	101 (63.52%)	53 (33.33%)	5 (3.14%)	159	1.40 / 3 (46.67%)
Residential Development	115 (72.33%)	36 (22.64%)	8 (5.03%)	159	1.33 / 3 (44.33%)
Historic Development	91 (57.23%)	38 (23.90%)	30 (18.87%)	159	1.62 / 3 (54.00%)
					1.45 / 3 (48.33%)

14) Which of the following patterns of commercial development do you think is best for the City?

		Percentage	Responses
Concentrated in limited locations along major streets		57.9	92
Scattered throughout the City		20.8	33
In designated areas within each neighborhood		15.1	24
I don't know		6.3	10
Total responses:			159

15) How much of a priority do you feel the following issues are for the City of Fayetteville?

	1 High Priority	2 Priority	3 Low Priority	4 Not a Priority	Responses	Average Score
Community Character	85 (54.84%)	57 (36.77%)	11 (7.10%)	2 (1.29%)	155	1.55 / 4 (38.75%)
Downtown Revitalization	69 (44.23%)	62 (39.74%)	25 (16.03%)	0 (0.00%)	156	1.72 / 4 (43.00%)
Historic Preservation of the Downtown	72 (46.45%)	51 (32.90%)	31 (20.00%)	1 (0.65%)	155	1.75 / 4 (43.75%)
Availability of cultural resources within the City	37 (23.57%)	64 (40.76%)	47 (29.94%)	9 (5.73%)	157	2.18 / 4 (54.50%)
Alternate transportation	23 (14.65%)	29 (18.47%)	52 (33.12%)	53 (33.76%)	157	2.86 / 4 (71.50%)
Creating a guideline for future development	98 (62.42%)	49 (31.21%)	7 (4.46%)	3 (1.91%)	157	1.46 / 4 (36.50%)
Neighborhood commercial development	16 (10.32%)	43 (27.74%)	62 (40.00%)	34 (21.94%)	155	2.74 / 4 (68.50%)
Walkable communities	74 (46.84%)	56 (35.44%)	15 (9.49%)	13 (8.23%)	158	1.79 / 4 (44.75%)
Neighborhood revitalization/redevelopment	38 (24.52%)	70 (45.16%)	34 (21.94%)	13 (8.39%)	155	2.14 / 4 (53.50%)
Environmental protection	78 (49.68%)	59 (37.58%)	15 (9.55%)	5 (3.18%)	157	1.66 / 4 (41.50%)
Recreation	56 (36.36%)	75 (48.70%)	21 (13.64%)	2 (1.30%)	154	1.80 / 4 (45.00%)
Community policing	68 (43.87%)	64 (41.29%)	17 (10.97%)	6 (3.87%)	155	1.75 / 4 (43.75%)
Educational opportunities	91 (57.96%)	53 (33.76%)	10 (6.37%)	3 (1.91%)	157	1.52 / 4 (38.00%)
Traffic	101	38	14	4	157	1.50 / 4 (37.50%)

(64.33%) (24.20%) (8.92%) (2.55%)

1.89 / 4
(47.25%)

16) Are you aware of how your area is zoned and what is allowed or not allowed to be built in your area?

		Percentage	Responses
Yes		67.1	106
No		32.9	52
		Total responses:	158

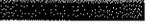
17) Does your neighborhood have a homeowners association to consider proposed development or zoning changes in your area?

		Percentage	Responses
Yes		70.7	111
No		29.3	46
		Total responses:	157

18) Do you expect to move during the next 5 years?

		Percentage	Responses
Yes		46.5	73
No If no, skip to end.		53.5	84
		Total responses:	157

19) Where do you plan to move?

		Percentage	Responses
Different neighborhood or another area within Fayetteville		6.7	5
Same neighborhood, just a different house or apartment		2.7	2
Nearby area (Fayette County, Peachtree City, South Fulton, etc.)		26.7	20
Out of the area		34.7	26
Not Sure		29.3	22
		Total responses:	75

20) What are your primary reasons for moving?

Percentage Responses

Change in employment		7.8	15
Family considerations		10.9	21
Taxes too high		5.2	10
Feel crowded		8.9	17
Too much traffic		9.9	19
Schools		5.7	11
Crime		6.3	12
Racial Tension		6.3	12
Want a bigger home		7.8	15
Want a smaller home		4.7	9
Want a less expensive home		5.2	10
Want a more expensive home		1.6	3
Neighborhood has deteriorated		7.8	15
Too much commercial activity		4.7	9
Retirement		6.8	13
No Reason		0.5	1

APPENDIX D

Articles from *The Citizen*

F'ville comprehensive plan in works

Tue, 11/29/2005 - 6:58pm

By: [Ben Nelms](#)

Fayetteville council members voted Nov. 17 to submit the Community Assessment and Public Participation portions of the Fayetteville Comprehensive Plan to the Georgia Department of Community Affairs (DCA) for approval. Public involvement in the plan begins in January.

Integrated Science and Engineering, the city's consultant for the project, headed the project team that completed the initial work on the first phase of the plan. The project team included representatives from ISE, city staff, planning and zoning commission and Main Street, said ISE's Courtney Power.

Power told council members that DCA had recently updated comprehensive plan requirements. Those changes will result in a more integrated and user-friendly plan, she said.

The Community Assessment components included a development pattern assessment, Census data assessment drawn from a variety of available sources, community issues and opportunities and quality community objectives that include 15 objectives proposed by DCA.

Power said the development pattern assessment relied on the city's current land use plan, on identified community character areas, a new requirement by DCA, and identification of areas requiring special attention. Community character areas were categorized under headings such as neighborhood mixed use, regional commercial, residential, industrial, downtown historic district, greenspace, critical services area and community access points.

Areas identified as requiring special interest included areas where development or change of land use is likely to occur, grayfield redevelopment sites, areas with significant infill development and those areas with significant natural and cultural resources.

The community issues and opportunities portion of the community assessment included a variety of categories such as population growth, economic development, natural and cultural resources, facilities and services, housing, transportation, land use and intergovernmental coordination.

A final component of the community assessment included a series of 15 DCA-proposed quality community objectives. The objectives function as guidelines for future development patterns and policies to encourage sustainable, livable and vital communities.

The proposed objectives include transportation alternatives, growth preparedness, infill development, resource conservation, traditional neighborhoods, regional identity, environmental protection, open space preservation, appropriate businesses, housing choices, education opportunities, regional cooperation, local self-determination, employment options and a sense of place.

"It is interesting to note that many of the 15 objectives came from us to begin with," said Mayor Kenneth Steele. "They looked at several communities, including Fayetteville, and incorporated their efforts into the 15 objectives."

The second portion of the submission to DCA, the community participation component, lays out a methodology that will make the public aware of the various aspects of the plan and provide a venue for residents to offer their input.

Included in the community participation portion is the commitment to work with citizen stakeholders to identify issues, challenges and opportunities unique to the Fayetteville community and to evaluate the current strengths and weaknesses of the area to develop a future plan and vision to guide future growth and development in a well-planned manner. Combined with the community assessment, Power said the methodology of the public participation program will lead to the last phase of the comprehensive plan, the community agenda, set to begin in January.

The community agenda constitutes the public process of the comprehensive plan, said Power. The community agenda portion of the project will begin in January to present the plan and solicit input from all stakeholders. The strategy for soliciting input will come in the form of public venues such as community surveys, stakeholder committee functions, public meetings, handouts and through information posted on the city's Web site.

Power said Monday that the comprehensive plan process is familiar to Fayetteville due to the city's significant planning experience in past years. She anticipated that Fayetteville will generate additional ideas that will tie in with existing plans to produce a unified vision.

The deadline for submission of the community agenda is October 2006. The deadline for the completed plan is Feb. 28, 2007.

Fayetteville wants input on Comp Plan

Tue, 04/18/2006 - 5:50pm

By: [The Citizen](#)

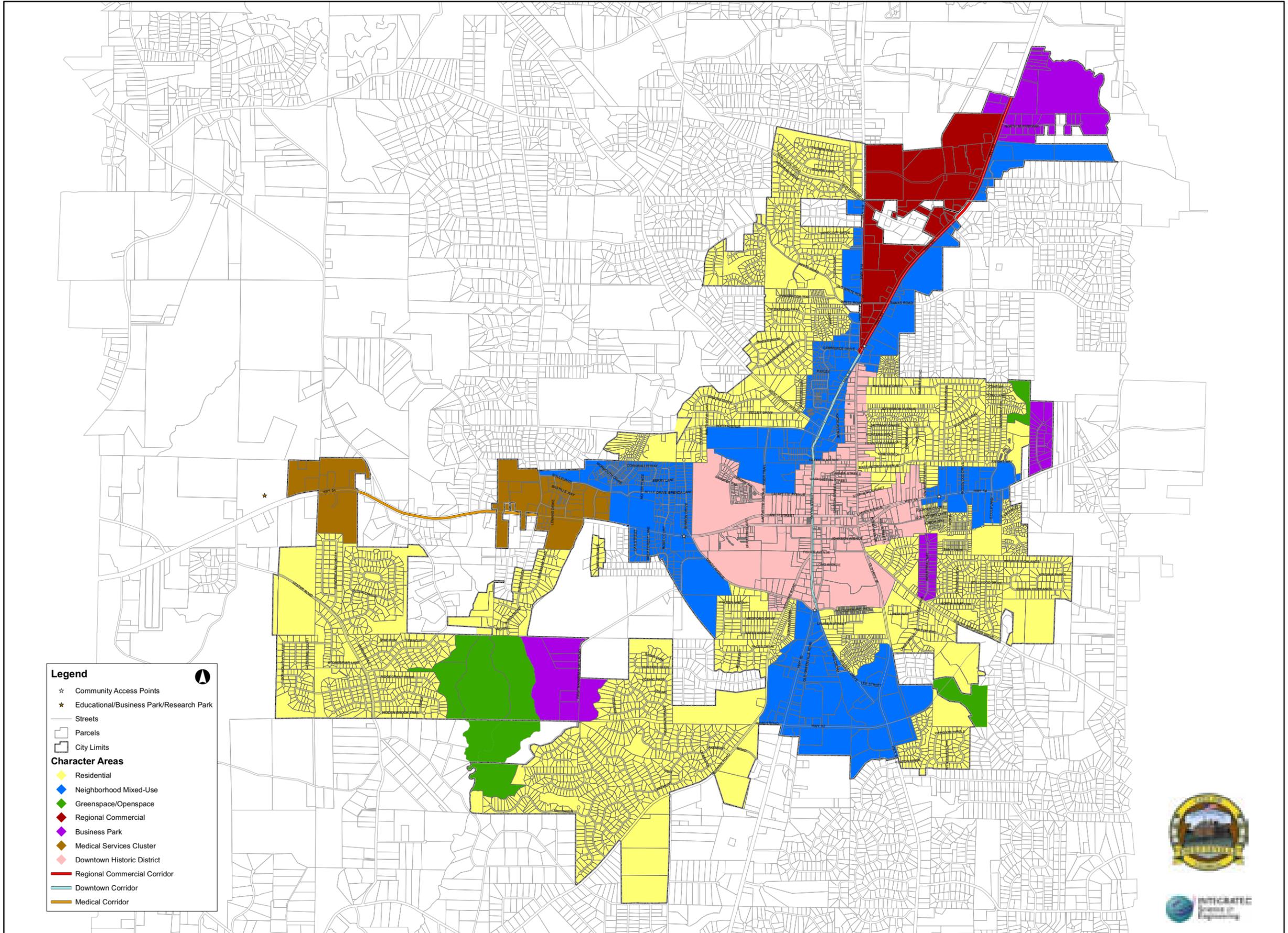
The City of Fayetteville is working to update its Comprehensive Plan which will provide a guide to everyday decision making for use by local government officials and other leaders. An important part of the update is finding out which issues are important to Fayetteville residents and businesses.

We would like to know what is most special to you about your community, and what you would like to change as we look forward. Please let your opinions be known by completing our short online survey. The survey is located on the City's website at www.Fayetteville-ga.gov under the Latest Headlines section or click Online Services.

The survey information, in addition to the public input received at community meetings, will be used to guide the goals and objectives of the comprehensive plan. The Georgia Department of Community Affairs requires that the Fayetteville Comprehensive Plan update be completed by February 28, 2007.

APPENDIX E

Community Character Map



APPENDIX F

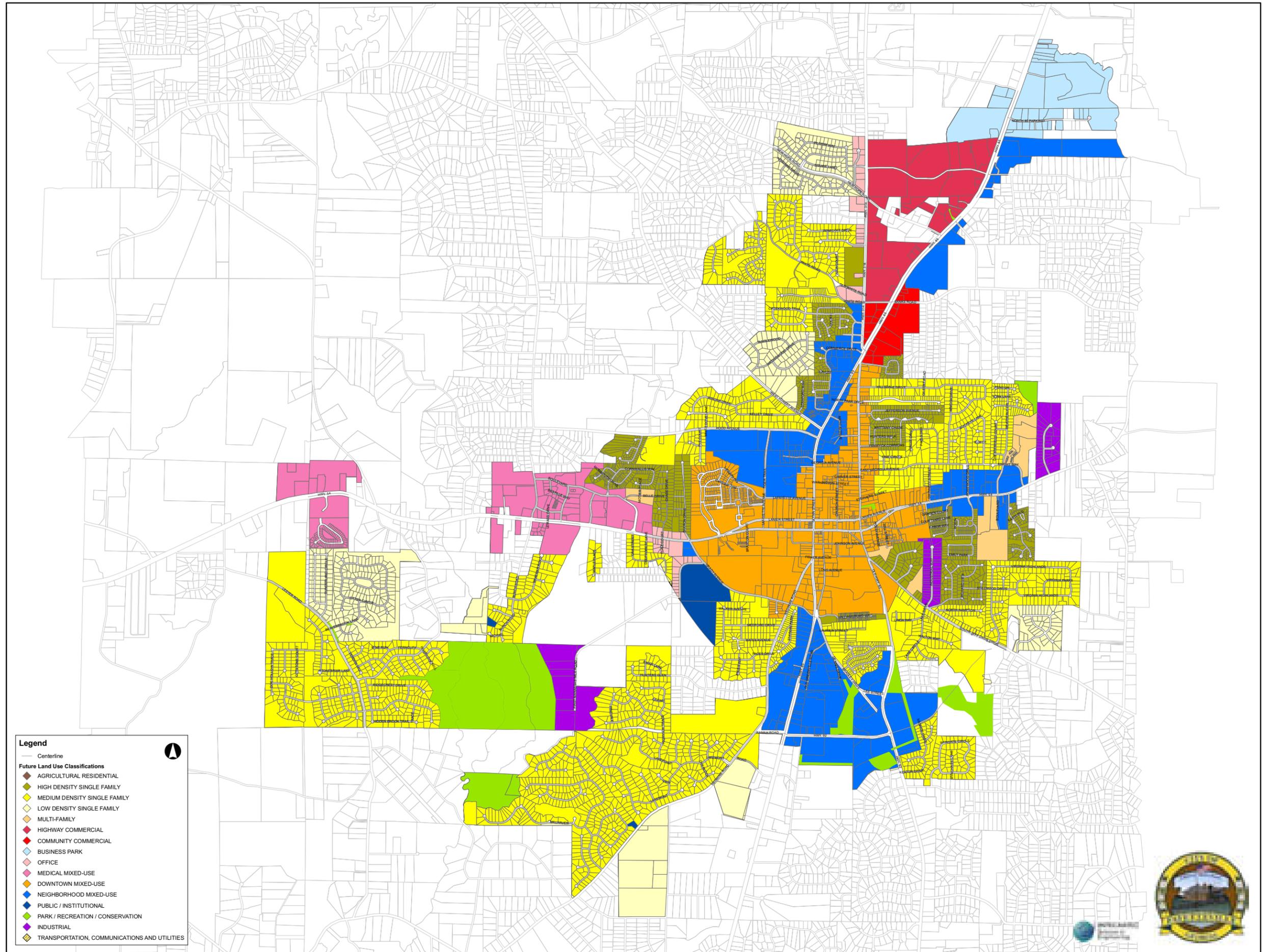
Future Land Use Descriptions & Map

City of Fayetteville Comprehensive Plan Future Land Use

The City of Fayetteville used a variety of sources to create a Future Land Use map consistent with both the City's vision for the future and City's 2005 Future Land Use map. The Future Land Use map was then updated by overlaying the Community Character Areas and adjusting the land use categories accordingly. The land use categories were modified to reflect current development patterns and the overall vision of this plan. The table below defines each of the categories used for the City's Future Land Use Map and its corresponding character area.

Land Use Category	Definition	Corresponding Character Area
Low Density Single-Family	Large lot, single-family residential use. Lot sizes can be 43,560 sq ft and larger.	Residential
Medium Density Single-Family	Medium lot, single-family residential use. Lot sizes range from 22,500 sq ft to 43,559 sq ft.	Residential
High Density Single-Family	High density, single-family use intended to provide for areas with higher population density. Single-family detached lot sizes range from 15,000 sq ft to 22,499 sq ft. This land use can also include town homes/condominiums with a maximum of six dwellings per acre.	Residential
Multi-Family	High-density multi-family land use that provides for areas with higher population density. This land use can include apartments, condominiums, mobile home parks, etc. Attached structures with two or more units per parcel fall into this category.	Residential
Downtown Mixed-Use	This category includes mixed land uses appropriate to the Downtown Historic District, which include the Main Street and Downtown Development Authority areas. This area is characterized by a balanced mix of uses that includes commercial retail and services, offices, appropriate densities of residential units, openspace, and public/institutional. The goal within this land use area is to promote creative and innovative redevelopment while preserving existing cultural resources.	Downtown Historic District
Neighborhood Mixed-Use	Mixed land uses appropriate for a more residential, less densely populated area. These land uses provide a transition from downtown mixed-use to residential and other land uses. This area allows for an appropriate level of commercial and office activities that have a minimal impact on the surrounding residential uses. A balance of residential uses appropriate for this area can include single-family detached, townhouses, and condominiums. Appropriate non-residential uses include neighborhood scale retail and service businesses and public institutional and professional uses.	Neighborhood Mixed-Use
Community Commercial	This category describes areas reserved for community shopping and services convenient to neighborhoods. These areas are designed to be local centers that provide retail and services to surrounding residential areas. New developments will be encouraged to focus on desirable designs and pedestrian movement.	Neighborhood Mixed-Use

Land Use Category	Definition	Corresponding Character Area
Highway Commercial	Commercial areas in this category are reserved for retail trade and services, which primarily cater to the traveling public. This commercial area is designed to accommodate a regional market and consists of higher intensity commercial uses.	Regional Commercial, Regional Commercial Corridor
Office	The office category includes the development of individual properties as office space, as well as development of professional office parks. Office parks can include professional and residential uses. Appropriate commercial development is permitted if it serves the office use and is compatible with nearby residential uses.	Neighborhood Mixed-Use, Medical Services Cluster
Medical Mixed-Use	This category refers to a campus-like setting that allows for the establishment of local and regional medical centers, allied health services and necessary support businesses. Uses deemed appropriate in this area include: offices, planned residential developments, service related commercial establishments.	Medical Services Cluster
Business Park	Business parks are planned, mixed-use development generally along a major thoroughfare or expressway. This category is intended to provide employment opportunities that focus on knowledge-based industries, research & development, office space, and limited light industrial uses. An appropriate level of commercial development is permitted if it serves the park and is consistent with the surrounding uses.	Business Park
Industrial Park	This category is defined as a planned, mixed-use development that provides for a variety of industrial establishments and businesses. These areas provide employment opportunities in the form of manufacturing, wholesale, production, and other industrial uses.	Business Park
Public / Institutional	Category to describe public and institutional land uses. Typical uses include government buildings, including federal, state, county, and local government agencies. Other uses are places of worship, schools, fire stations, training centers, day care centers, etc.	All Character Areas
Parks / Recreation / Conservation	Category used to describe designated areas of open space. Includes areas that are permanently protected, as well as those areas set aside as parks and other recreational uses.	Greenspace/Openspace
Transportation / Communications / Utilities	This category refers to tracks of land dedicated for use by public and private utilities. Common uses include parcels of land that contain infrastructure relating to gas, electricity, water services, phone towers, etc.	Residential, Neighborhood Mixed-Use, Business Park, Medical Services Cluster



Legend

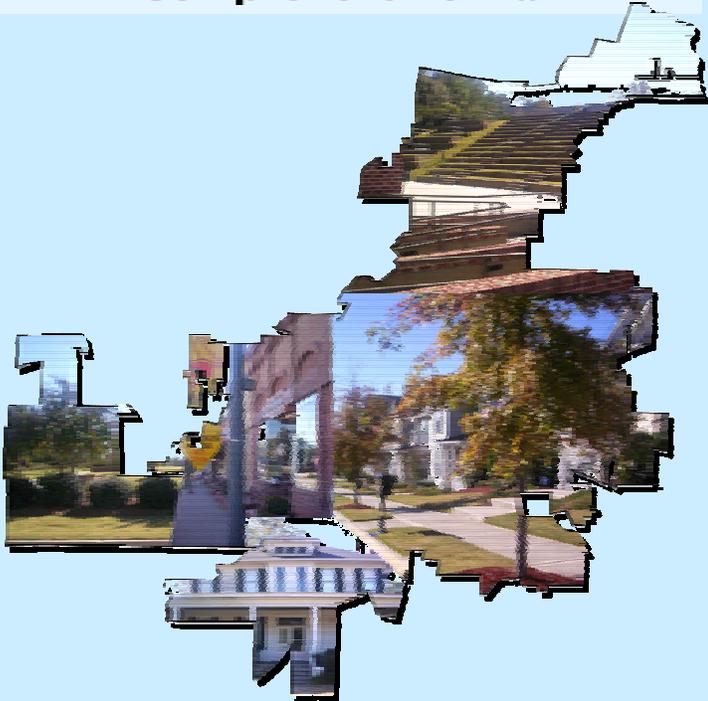
- Centerline
- Future Land Use Classifications**
- AGRICULTURAL RESIDENTIAL
- HIGH DENSITY SINGLE FAMILY
- MEDIUM DENSITY SINGLE FAMILY
- LOW DENSITY SINGLE FAMILY
- MULTI-FAMILY
- HIGHWAY COMMERCIAL
- COMMUNITY COMMERCIAL
- BUSINESS PARK
- OFFICE
- MEDICAL MIXED-USE
- DOWNTOWN MIXED-USE
- NEIGHBORHOOD MIXED-USE
- PUBLIC / INSTITUTIONAL
- PARK / RECREATION / CONSERVATION
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATIONS AND UTILITIES



APPENDIX G

Desired Design Patterns & Architectural Styles Guidebook

**City of Fayetteville
Comprehensive Plan**



**DESIRED
DESIGN STYLES
&
ARCHITECTURAL
PATTERNS**



Traditional Residential

Desired Styles and Design Patterns

- Traditional/neo-traditional architecture
- Preserved/restored historic structures
- Short front yard setbacks
- Front porches
- Sidewalks
- Mature trees
- Street tree canopy
- Traditional building materials
- Attractive landscaping
- Grid street pattern

Appropriate Character Areas

- Downtown Historic District
- Residential
- Neighborhood Mixed-Use



Single-Family Residential

Desired Styles and Design Patterns

- Front porches
- Sidewalks
- Mature trees
- Traditional building materials
- Attractive landscaping
- Traffic calming street pattern
- Cluster development
- Differing architectural styles
- Rear or side entry garage

Appropriate Character Areas

- Residential
- Neighborhood Mixed-Use



High Density Residential

Desired Styles and Design Patterns

- Mixed-uses (commercial downstairs and residential upstairs)
- Short or zero front yard setbacks
- Front porches/patios
- Sidewalks
- Mature trees
- Traditional building materials
- Attractive landscaping
- Differing architectural styles
- Rear or side parking

Appropriate Character Areas

- Neighborhood Mixed-Use
- Downtown Historic District
- Office Park



Downtown Mixed-Use

Desired Styles and Design Patterns

- Adaptive reuse
- Historic preservation/restoration
- Low-intensity uses
- Restaurants/services
- Connected to nearby neighborhoods by sidewalks
- Mature trees
- Traditional building materials
- Attractive landscaping
- Differing architectural styles
- Rear or side parking

Appropriate Character Areas

- Downtown Historic District





Neighborhood Mixed-Use

Desired Styles and Design Patterns

- Low-intensity uses
- Restaurants/services/offices
- Connected to nearby neighborhoods by sidewalks
- Mature trees
- Traditional building materials
- Attractive landscaping
- Differing architectural styles
- Redevelopment
- Adaptive Reuse

Appropriate Character Areas

- Neighborhood Mixed-Use



Regional Commercial

Desired Styles and Design Patterns

- Differing architectural styles
- Brick and stucco facades
- Attractive landscaping
- Mature trees
- Alternative paving surfaces
- Attractive pedestrian environment
- Masterplanned development
- Attractive lighting fixtures

Appropriate Character Areas

- Regional Commercial



Office

Desired Styles and Design Patterns

- Attractive landscaping
- Office primary uses
- Mixed-uses secondary uses (office, commercial, residential)
- Brick or stucco facades
- Multiuse paths
- Connectivity
- Adaptive reuse
- Historic preservation

Appropriate Character Areas

- Downtown Mixed-Use
- Neighborhood Mixed-Use
- Office
- Business Park
- Regional Commercial



Business Park

Desired Styles and Design Patterns

- Masterplanned development
- Attractive landscaping
- Mixed-uses (office, commercial)
- Multiuse paths
- Connectivity
- Attractive facades
- Office or low-intensity industrial primary uses

Appropriate Character Areas

- Business Park
- Regional Commercial



Medical Services Cluster

Desired Styles and Design Patterns

- Masterplanned development
- Attractive landscaping
- Buffers
- Mixed-uses (medical, office commercial/services)
- Connectivity
- Transportation access
- Attractive facades

Appropriate Character Areas

- Medical Services Cluster



Open Space/Parks & Recreational

Desired Styles and Design Patterns

- Masterplanned development
- Attractive landscaping
- Buffers
- Multiuse trails
- Pocket parks
- Passive recreation
- Preserved in natural state

Appropriate Character Areas

- Suburban
- Downtown Historic District
- Neighborhood Mixed-Use
- Business Park
- Medical Services Cluster
- Greenspace



Public Institutional

Desired Styles and Design Patterns

- Differing architectural styles
- Brick and stucco facades
- Attractive landscaping
- Mature trees
- Alternative paving surfaces
- Attractive pedestrian environment
- Masterplanned development
- Attractive lighting fixtures
- Adaptive reuse
- Historic preservation

Appropriate Character Areas

- Downtown Historic District
- Neighborhood Mixed-Use
- Business Park
- Office
- Medical Services Cluster